

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
- c. How many Assessments were conducted for the PHA's covered developments?
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

In order to complete the Required Initial Assessment, MDHA is in the process of compiling the Fair Market Rents (FMR) in the surrounding communities where family developments are located, to make a projection on the market value of our properties based on bedroom sizes and amenities.

Preliminary discussions indicate that the conversion of Public Housing to Tenant-Based Assistance is not feasible, based on the market projections. Additional studies will be conducted to ensure that omissions have not occurred in the feasibility study. Furthermore, we must consider in this process important factors such as development location, unit amenities, market rental income, safety factors cost, and according to preliminary discussions, maintenance of large family units cost, which do not exist in the local private rental markets. This study will be completed within the five year plan covering through fiscal year 2004.